

Minutes of: PLANNING COMMISSION  
Time of Meeting: 6:00 p.m.  
Date of Meeting: April 18, 2007  
Place of Meeting: COUNCIL CHAMBERS

### **CALL TO ORDER**

Planning Commission Chairperson Baker called the Regular Meeting to order at 6:00 p.m.

### **PLEDGE OF ALLEGIANCE**

Commissioner Whitton led the Pledge of Allegiance.

### **ROLL CALL**

Present: Chairperson Baker and Commissioners Dominguez, Douglas, Segall, and Whitton

Absent: Commissioner Cardosa and Commissioner Montgomery

Staff Present: Don Neu, Planning Director  
Jane Mobaldi, Assistant City Attorney  
Michele Masterson, Senior Management Analyst  
Michelle Lenkowski, Minutes Clerk  
Bridget Desmarais, Senior Office Specialist  
Amanda West, Senior Office Specialist  
Andrea Groves, Junior Planner  
Jason Goff, Associate Planner  
Barbara Kennedy, Associate Planner  
John O'Donnell, Senior Engineer  
Eva Plajzer, Senior Engineer  
Scott Donnell, Associate Planner  
David Hauser, Deputy City Engineer  
David Rick, Assistant Engineer

### **APPROVAL OF MINUTES**

### **MOTION**

ACTION: Motion by Commissioner Dominguez, and duly seconded, to approve the minutes of the Regular Meeting of April 4, 2007.

VOTE: 5-0-2

AYES: Chairperson Baker and Commissioners Dominguez, Douglas, Segall, Whitton

NOES: None

ABSENT: Commissioners Cardosa and Montgomery

**COMMENTS FROM THE AUDIENCE ON ITEMS NOT LISTED IN THE AGENDA.**

None.

**PUBLIC HEARINGS**

1. **CT 04-11x1/PUD 04-10x1/SDP 04-09x1/CUP 04-15x1 - POINSETTIA COMMONS**  
- Request for approval of a retroactive one year extension of Tentative Tract Map (CT 04-11), Non-residential Planned Development Permit (PUD 04-10), Site Development Plan (SDP 04-09) and Conditional Use Permit (CUP 04-15) to develop a mixed-use project consisting of the subdivision and development of 18,337 square feet of commercial/retail uses, a 3,296 square foot day care center, 51 live-work condominium units, 15 loft condominium units, and 12 affordable apartments, on 5.29 acres generally located south of Avenida Encinas and north of the east-west segment of Embarcadero Lane within the Mello II Segment of the Local Coastal Program and Local Facilities Management Zone 22.

Mr. Neu stated Agenda Item 1 would normally be heard in a public hearing context; however, the project appears to be minor and routine in nature with no outstanding issues and Staff recommends approval. He recommended that the public hearing be opened and closed, and that the Commission proceed with a vote as a consent item, including the errata sheet, if any. Staff would be available to respond to questions if the Commission or someone from the public wished to pull the item.

Chairperson Baker asked if any members of the Planning Commission wished to pull Agenda Item 1.

Chairperson Baker asked if any member of the audience wished to address Agenda Item 1; seeing none, she opened and closed public testimony.

**MOTION**

- ACTION:** Motion by Commissioner Dominguez, and duly seconded, that the Planning Commission adopt Planning Commission Resolutions No. 6273, 6274, 6275, and 6276 approving a retroactive one year extension of Tentative Tract Map (CT 04-11), Non-residential Planned Development Permit (PUD 04-10), Site Development Plan (SDP 04-09) and Conditional Use Permit (CUP 04-15) based upon the findings and subject to the conditions contained therein.
- VOTE:** 5-0-2
- AYES:** Chairperson Baker and Commissioners Dominguez, Douglas, Segall, and Whitton
- NOES:** None
- ABSENT:** Commissioners Cardoso and Montgomery

Chairperson Baker closed the Public Hearing on Item 1 and asked Mr. Neu to introduce the next item.

2. **SUP 06-15 - WIDENING OF EL CAMINO REAL** - Request for approval of a Special Use Permit to widen a short length of El Camino Real along its eastern side near Cougar Drive and in Local Facilities Management Zone 5.

Mr. Neu introduced Agenda Item 2 and stated Associate Planner Scott Donnell would make the Staff presentation.

Chairperson Baker asked Mr. Donnell if he wished to continue with only five Commissioners present. Mr. Donnell confirmed that he would.

Chairperson Baker opened the Public Hearing on Agenda Item 2.

Mr. Donnell gave a brief presentation and stated Staff would be available to answer any questions.

Chairperson Baker asked if the Commission had any questions of Staff.

Commissioner Segall asked if the City has a strategic plan for extending El Camino Real widening the entire length of the corridor. Mr. Donnell stated he would defer that question to Senior Engineer Eva Plajzer.

Ms. Plajzer stated there are a number of projects throughout the corridor that involve widening El Camino Real. She added the City intends to continue reviewing the entire length of El Camino Real and will undertake a widening effort wherever that can be accommodated.

Commissioner Douglas requested a time-line for completion of the project. Ms. Plajzer stated negotiations are underway with the property owner for a right-of-way requisition and once that has been finalized, the construction will commence.

Commissioner Douglas asked if construction would cease from February 1 through August 30 for the nesting and breeding period of the local birds. Ms. Plajzer stated a biologist would be consulted and any recommendations made would be followed.

Commissioner Dominguez asked, given the time restrictions that could be imposed by the nesting birds, what is the estimated time period for completion. Ms. Plajzer stated that once the approval is given to the contractor, work will commence and should be completed within a month or so.

Chairperson Baker asked about an acceleration lane near the intersection of El Camino Real and Cougar Drive. Ms. Plajzer stated there would not be any acceleration lane once the widening was complete.

Chairperson Baker asked about grading efforts near the same location and an estimate of the number of feet to be graded. Ms. Plajzer stated she believes it is approximately 15 feet.

Chairperson Baker asked if there are sections of El Camino where widening the roadway to 3 lanes would not be possible. Ms. Plajzer stated she is currently unaware and added she has not reviewed every area where there are currently only 2 lanes.

Commissioner Douglas asked if Staff is satisfied with the communication with the wildlife agencies. Mr. Donnell stated Staff is comfortable with the communication efforts and the Department of Fish and Game has stated they are also satisfied.

Chairperson Baker asked if any member of the audience wished to address Agenda Item 2; seeing none, she opened and closed public testimony.

## MOTION

ACTION: Motion by Commissioner Dominguez, and duly seconded, that the Planning Commission adopt Planning Commission Resolution No. 6279 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and adopt Planning Commission Resolution No. 6280 approving a Special Use Permit (SUP 06-15) based on the findings and subject to the conditions contained therein.

VOTE: 5-0-2

AYES: Chairperson Baker and Commissioners Dominguez, Douglas, Segall, and Whitton

NOES: None

ABSENT: Commissioners Cardoso and Montgomery

Chairperson Baker closed the Public Hearing on Item 2 and asked Mr. Neu to introduce the next item.

3. **SDP 06-13/SUP 06-13 - ASPIRATIONS DAYCARE CENTER** - Request for a determination that the project is within the scope of the previously certified Villages of La Costa Program EIR and that the Program EIR adequately describes the activity for the purposes of CEQA, and approval of a Site Development Permit and Special Use Permit to develop a 2-acre parcel with a 9,995 square foot child daycare center located on the east side of El Camino Real between Town Garden Road and Camino Vida Roble in the Greens Community Facilities Area 1.2 of the Villages of La Costa Master Plan and Local Facilities Management Zone 10.

Mr. Neu introduced Agenda Item 3 and stated Associate Planner Jason Goff would make the Staff presentation.

Chairperson Baker asked if the applicant wished to continue with only five Commissioners present. The applicant confirmed that he would.

Chairperson Baker opened the Public Hearing on Agenda Item 3.

Mr. Goff gave a brief presentation and stated Staff would be available to answer any questions.

Chairperson Baker asked if the Commission had any questions of Staff.

Commissioner Dominguez asked about site access and the continuation of the right-in, right-out, ingress and egress to the site. Mr. Goff stated northbound travelers on El Camino Real will have right-in, right-out access. He added upon build-out of the neighboring Caritas Medical Project, there will be continued access through the project connecting to Metropolitan Way.

Eventually that will deposit onto Town Garden Road and ultimately to the intersection of El Camino Real and Town Garden Road where there is access to a signalized intersection.

Commissioner Dominguez asked if once that connection is complete, would there still be restricted ingress access to the site as described above. Mr. Goff stated it would remain that way due to the fact that there is an existing median in the middle of El Camino Real in that area.

Commissioner Whitton asked if there would be a turn-out lane at that location. Mr. Goff stated he would defer that question to the Staff Engineer.

Chairperson Baker asked what the landscape plan along El Camino Real would consist of. Mr. Goff stated the 50-foot buffer area is part of the Villages of La Costa Master Plan and the landscaping was approved as such. He added it would include the street trees consistent with the El Camino Real corridor and a 6-foot-wide buffer area that will include taller shrubs to help screen the parked vehicles.

Chairperson Baker asked if the wrought iron wall would screen those vehicles. Mr. Goff pointed out the area in question on the map and indicated the position of the wall and added the minimum height for those hedges will be 3- to 4 feet.

Commissioner Dominguez asked if that area would also include 26 boxed trees to break up that hedge. Mr. Goff stated he could not specifically state what size specimen trees were approved in the Villages of La Costa Master Plan, but added they would most likely break up the visual appearance of the area.

Commissioner Douglas asked where the emergency exits are located at the site. Mr. Goff pointed out several fire exits on the map displayed, including a fire department turn-around access point.

Commissioner Douglas asked for an explanation of the fuel modification zone noted on page 7 of the Staff Report. Mr. Goff stated Fuel Modification Zones are a requirement of the City's Fire Department. He added Fuel Modification Zones are designated areas intended to minimize vegetation to reduce any burning potential in the event of a fire. This site contains several 20-foot Fuel Modification Zones beginning at the property line and continuing up the slope; this project site is not located within any of them.

Deputy City Engineer David Hauser addressed an earlier question stating there would not be any acceleration or deceleration lanes at the ingress and egress points to the site.

Commissioner Whitton asked if Staff felt that it would be prudent to include acceleration or deceleration lanes and urged Staff to consider that option. Mr. Hauser stated that recommendation had not been made at this point.

Chairperson Baker asked if there were any further questions of Staff; seeing none, she asked if the applicant wished to give a presentation.

Alan Heim, 1966 Cherrywood Street, Vista, stated he did not have a formal presentation to offer, but added he is available to answer any questions the Commission might have.

Commissioner Dominguez and Mr. Heim conducted discussion regarding the fact that when a parent drops-off or picks-up a child, they will be required to bring the child into the facility and sign the child in or out. Possible traffic impacts were discussed.

Commissioner Whitton asked what the hours of operation would be and when the heaviest traffic would occur. Mr. Heim stated the hours of operation would be 6:00 a.m. to 7:00 p.m., Monday through Friday with some possible operation on Saturdays. He added the heaviest traffic is anticipated to be between the hours of 6:00 a.m. to 8:30 a.m., 11:00 a.m. to 1:00 p.m., and 3:30 p.m. to 6:00 p.m.

Commissioner Whitton asked about turn-around distance on El Camino Real. Mr. Hauser stated to the north it would be approximately 550 feet and to the south approximately 840 feet. Mr. Hauser pointed out the locations on the displayed map.

Commissioner Whitton stated he strongly suggests there be an acceleration or deceleration lane included at the site and asked the applicant if that could be considered. Mr. Heim stated he has worked very closely with Staff and would accept any recommendation they would offer. He added, to date, adding an acceleration or deceleration lane has not been a condition and all studies indicate it is not necessary.

Commissioner Douglas asked if 39 parking spaces would be adequate to accommodate the drop-off and pick-up of 180 children. Mr. Heim stated the parking analysis provides 1 space per 10 children. He added there would be a broadly spread out period of time when parents would be dropping off and picking up children.

Commissioner Douglas asked about the different playgrounds for differing age groups and any plans to integrate the various ages of children. Mr. Heim stated the separation is mandated by law and each playground has age appropriate play equipment.

Chairperson Baker asked if any member of the audience wished to address Agenda Item 3; seeing none, she opened and closed public testimony.

## **MOTION**

**ACTION:** Motion by Commissioner Dominguez, and duly seconded, that the Planning Commission adopt Planning Commission Resolutions No. 6277 and 6278 approving Site Development Plan (SDP 06-13) and Special Use Permit (SUP 06-13), based on the findings and subject to the conditions contained therein.

**VOTE:** 5-0-2

**AYES:** Chairperson Baker and Commissioners Dominguez, Douglas, Segall, and Whitton

**NOES:** None

**ABSENT:** Commissioners Cardoso and Montgomery

## **COMMISSIONER COMMENTS**

None.

## **PLANNING DIRECTOR COMMENTS**

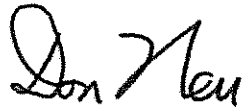
None.

**CITY ATTORNEY COMMENTS**

None.

**ADJOURNMENT**

By proper motion, the Regular Meeting of the Planning Commission of April 18, 2007, was adjourned at 6:47 p.m.

A handwritten signature in black ink, appearing to read "Don Neu". The signature is stylized with a large, looped "D" and a cursive "Neu".

**DON NEU**  
Planning Director

Michelle Lenkowski  
Minutes Clerk